



158 m<sup>2</sup> Na Špitálce, Praha 6 - Dejvice Sold



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**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz

+420 720 310 300

Order number	<b>N5984</b>	Price	<b>Sold</b>
Address	<b>Na Špitálce, Praha 6 - Dejvice</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchen</b>	Usable area	<b>158 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>144 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Apartment type	<b>Maisonette</b>	Device	<b>Partly</b>
Garage	<b>1</b>	Terrace	<b>14 m<sup>2</sup></b>
Cellar	<b>22 m<sup>2</sup></b>	Lift	<b>No</b>

## About real estate

We offer for sale a duplex apartment 4+1 with a floor area of 144 sqm with a terrace (13.5 sqm) and a private garage for two cars (35 sqm) in a prestigious residential area Na Hanspaulce, Prague 6. The apartment is situated in 3rd floor of an apartment building from 1940 without elevator. The sale includes a non-residential space of 22.4 sqm, located in the basement of the house.

The lower part (118 sqm) of the apartment offers a spacious living room with fireplace, kitchen with dining room, bedroom, dressing room / study, bathroom with bath and shower, separate toilet and storage room. On the upper floor (26 sqm) there is a bedroom, bathroom with bath and toilet and a terrace with magnificent views of Prague Castle and the surrounding area. The non-residential space in the basement can be used as a studio, office or storage.

A sought-after location in an attractive development of First Republic villas with full civic amenities and plenty of greenery. Excellent transport accessibility, right in front of the house there is a bus stop with a connection to the metro Hradčanská or Bořislavka.

Energy performance class G is listed only temporarily due to the fulfillment of legal requirements, the certificate is commissioned for preparation.